





Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the Variance should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community, and, therefore, the Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of July, 1979, that the herein Petition for Variance to permit a side yard setback of 4 feet in lieu of the required 30 feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Department of Public Works, dated May 23, 1979, the Department of Traffic Engineering, dated May 2, 1979, the Department of Permits and Licenses, dated April 25, 1979, and the Department of Health, dated June 8, 1979.
2. A revised site plan be submitted in accordance with the above restriction and approved by the aforementioned Departments, as well as the Office of Planning and Zoning, including landscaping approval by the Current Planning and Development Division.

*William E. Hammond*  
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above Petition

and it appearing that by reason of failure to show practical difficulty and unreasonable hardship, the Variance should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of July, 1979, that the herein Petition for Variance to permit a front yard setback of 47 feet in lieu of the required 50 feet be and the same is hereby DENIED.

*William E. Hammond*  
Zoning Commissioner of Baltimore County

LAW OFFICES  
FLEISCHMANN, NEEDLE, EHUDIN AND SCHWARZ

ARNOLD FLEISCHMANN  
HOWARD J. NEEDLE  
STEPHEN M. EHUDIN  
MICHAEL J. SCHWARZ  
CHARLES E. ROSOLIO  
SIDNEY A. NEEDLE  
(1908-1977)  
MARCY MAX EHUDIN  
(1904-1970)

505 ALEX. BROWN BUILDING  
102 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204  
(301) 321-0300

BALTIMORE CITY OFFICE  
705 ONE CHARLES CENTER  
BALTIMORE, MARYLAND 21201

May 22, 1979

Office of the Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: 1532 E. Joppa Road  
Item 207

Gentlemen:

Please enter my appearance on behalf of Speedy Muffler King, who has leased the above captioned property from the petitioner, Mr. Sol Reicher, and is requesting a variance. I am most anxious to have this matter scheduled for the earliest possible hearing, since the property is being leased subject to the tenant securing this zoning variance within a specified period of time. As the matter has already been delayed several months due to the absence in the Office of the Zoning Commissioner for Baltimore County, the tenant's ability to satisfy the time contingencies under the lease agreement has already been seriously jeopardized.

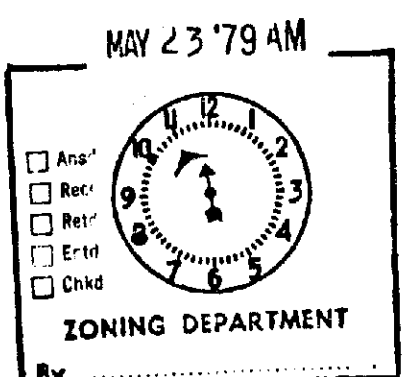
Therefore, time being very much of the essence, I would greatly appreciate the earliest possible hearing. Thanking you for your anticipated cooperation, I am

Very truly yours,

FLEISCHMANN, NEEDLE, EHUDIN AND SCHWARZ

*Howard J. Needle*  
HOWARD J. NEEDLE

HJN:lma



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond  
Zoning Commissioner  
TO: Norman E. Gerber, Acting Director  
FROM: Office of Planning and Zoning

Date: July 2, 1979

SUBJECT: Petition #80-5-A, Item 207

Petition for Variances  
Northwest corner of Joppa Road and Greenpasture Road  
Petitioner: Sol M. Reicher

9th District

HEARING: Monday, July 9, 1979 (1:30 P.M.)

If granted, it is requested that details of landscaping be submitted to the Division of Current Planning and Development for their approval.

*Norman E. Gerber*  
Norman E. Gerber, Acting Director  
Office of Planning and Zoning

NEGJGH:rw

LAW OFFICES  
FLEISCHMANN, NEEDLE, EHUDIN AND SCHWARZ

ARNOLD FLEISCHMANN  
HOWARD J. NEEDLE  
STEPHEN M. EHUDIN  
MICHAEL J. SCHWARZ  
CHARLES E. ROSOLIO  
SIDNEY A. NEEDLE  
(1908-1977)  
MARCY MAX EHUDIN  
(1904-1970)

505 ALEX. BROWN BUILDING  
102 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204  
(301) 321-0300

BALTIMORE CITY OFFICE  
705 ONE CHARLES CENTER  
BALTIMORE, MARYLAND 21201

September 5, 1979

William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item 207  
1532 E. Joppa Road

Dear Bill:

As I mentioned to you on the phone, the Petitioner and lessee of the above captioned property has agreed to a side set back for the structure to be constructed on the above premises of twenty feet rather than the four feet which you approved by an Order of July 18, 1979. An appeal was taken from that Order by Harwood Realty Corporation and Gardner's Furniture and Appliance Co., Inc., which appeal is to be promptly dismissed as a result of the parties having agreed to a twenty foot side set back. The lessee, Speedy Muffler King, is anxious to process permits for construction and hereby pledges to pay any costs which may arise as a result of the issuance of such permits prior to the approval of the dismissal of the appeal or any other costs which may arise as a result of said appeal.

Thank you for your cooperation in this matter.

Sincerely,

FLEISCHMANN, NEEDLE, EHUDIN AND SCHWARZ

*Howard J. Needle*  
HOWARD J. NEEDLE

HJN:lma

cc: John E. Howard, Esq.

Approved by: SPEEDY MUFFLER KING

*Gene Turnelle*  
Gene Turnelle

LAW OFFICES  
FLEISCHMANN, NEEDLE, EHUDIN AND SCHWARZ

ARNOLD FLEISCHMANN  
HOWARD J. NEEDLE  
STEPHEN M. EHUDIN  
MICHAEL J. SCHWARZ  
CHARLES E. ROSOLIO  
SIDNEY A. NEEDLE  
(1908-1977)  
MARCY MAX EHUDIN  
(1904-1970)

505 ALEX. BROWN BUILDING  
102 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204  
(301) 321-0300

BALTIMORE CITY OFFICE  
705 ONE CHARLES CENTER  
BALTIMORE, MARYLAND 21201

September 6, 1979

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item 207  
1532 E. Joppa Road

Dear Mr. Hammond:

I believe John B. Howard, Esquire discussed with you the fact that an agreement has been reached whereby the Speedy Muffler King, Inc. facility at 1532 E. Joppa Road will have a twenty foot side yard setback instead of the four foot setback which would have been permitted under your order of July 18, 1979. Attached herewith you will find a copy of the Order of Dismissal that Mr. Howard has signed and I shall file with the Board of Appeals upon attaining the necessary permits for the construction of the structure to be placed on these premises. I am also attaching a signed copy of the agreement between the parties providing for the twenty foot setback and Dismissal of Appeal.

In the extremely remote event that the permit is issued and the Order of Dismissal not filed or approved, then my client, as evidenced by its signature below, agrees to indemnify and save harmless Baltimore County, Maryland from any and all liability that might arise as a result of the above circumstance.

Thank you for your kind cooperation.

Very truly yours,

FLEISCHMANN, NEEDLE, EHUDIN AND SCHWARZ

*Howard J. Needle*  
HOWARD J. NEEDLE

HJN:lma

Approved: SPEEDY MUFFLER KING

*Gene Turnelle*  
BY: Gene Turnelle

JBH/cjb  
9/6/79

THIS AGREEMENT, made this 6th day of September, 1979, by and among SPEEDY MUFFLER KING and SOL M. REICHER (herein the "Petitioners") and HARWOOD REALTY CORPORATION and GARDINER'S FURNITURE AND APPLIANCE CO., Inc., both being Maryland corporations (herein the "Protestants")

WITNESSETH:

A Petition for Zoning Variances to permit a side yard set-back of four feet in lieu of the required thirty feet and a front yard set-back to permit forty-seven feet in lieu of the required fifty feet was filed with the Baltimore County Office of Planning and Zoning by Petitioners for the premises known as 1532 East Joppa Road.

The aforesaid Petition came on for hearing before the Zoning Commissioner for Baltimore County on July 9, 1979 and an Order was passed, dated July 18, 1979, granting the side yard set-back and denying the front yard set-back.

A timely appeal was noted by Protestants from the aforesaid order of the Zoning Commissioner.

The parties are desirous of effecting an understanding with respect to relocation of the side yard set-back.

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein contained and of other good and valuable consideration, the parties agree as follows:

1. Petitioner hereby expressly waives and relinquishes the permission granted by Order of the Baltimore County Zoning

Commissioner on July 18, 1979 to construct any portion of its proposed structure (to be known as a Speedy Muffler Shop) at any point closer than twenty (20') feet from the property line of Protestants; and, further, Petitioners warrant and represent that they will cause the proposed improvements to be located precisely as depicted on the plat dated June 19, 1979, with the building location revised on same dated August 24, 1979, which plat is appended hereto as Exhibit No. 1 and intended to be made a part hereof.

2. Protestants agree to file an appropriate Order with the Baltimore County Board of Appeals to effect dismissal of the pending appeal, without prejudice.

3. In the event Petitioners are unable to obtain a building permit, or other necessary governmental approval, allowing construction of the improvements precisely as depicted on Exhibit No. 1 then the parties agree that they shall, alternatively, seek to (1) obtain from the Baltimore County Zoning Commissioner an Amended Order permitting the side yard set-back of twenty (20') feet in lieu of the required thirty (30') feet, or (11) obtain permission from the Baltimore County Board of Appeals to reinstate Protestants Appeal.

4. The covenants, restrictions and conditions contained in this agreement shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, The parties have affixed their hands and seals the day and year first above written.

WITNESSES: SPEEDY MUFFLER KING  
*Gene Turnelle* By *Gene Turnelle*  
Gene Turnelle  
*Sol M. Reicher* By *Sol M. Reicher*  
SOL M. REICHER

HARWOOD REALTY CORPORATION

By *G. B. Gardner* - Pres.

GARDINER'S FURNITURE AND APPLIANCE CO., INC.

By *G. B. Gardner* - Pres.



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Howard J. Needle, Esquire  
102 West Pennsylvania Avenue  
Towson, Maryland 21204

cc: Hudkins Assoc., Inc.  
101 Shell Building  
200 East Joppa Road  
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 28th day  
of May, 1979

WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Sol. Mr. Reicher

Petitioner's Attorney Needle, Esquire

Reviewed by Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 26, 1979

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

000  
Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of  
Engineering  
Department of  
Traffic Engineering  
State Roads Commission  
Bureau of  
Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial  
Development

Howard J. Needle, Esquire  
102 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Item No. 207  
Petitioner - Sol M. Reicher  
Variance Petition

Dear Mr. Needle:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the northwest corner of Joppa and Greenpasture Roads in the 9th Election District, this B.R. zoned site is presently improved with an abandoned service station building. Because of your client's proposal to raze the existing structure and construct a muffler shop within four (4) feet of the side property line and forty-seven (47) feet from the front property line in lieu of the required thirty (30) feet and fifty (50) feet, respectively, this Variance is required.

In view of the fact that revised site plans were submitted subsequently to the comments of the Department of Traffic Engineering, this petition was scheduled for a hearing date. In addition, the petition forms were changed to reflect the requested front setback.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing

Item No. 207  
Page 2  
June 26, 1979

certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:mr

Enclosures

cc: Hudkins Assoc., Inc.  
101 Shell Building  
200 East Joppa Road  
Towson, Maryland 21204

Baltimore County  
Department of Public Works  
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.  
DIRECTOR

May 23, 1979

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #207 (1978-1979)  
Property Owner: Sol M. Reicher  
N/W cor. Joppa Rd. & Green Pasture Dr.  
Existing Zoning: B.R.-C.N.S.  
Proposed Zoning: Variance to permit a rear setback  
of 4' in lieu of the required 30'.  
Acres: 0.566 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Joppa Road is an existing County road in this vicinity, improved as indicated, with no further highway improvements proposed at this time.

Green Pasture Drive, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any additional fillet area for sight distance and reversible easements for slopes necessary, will be required in connection with any grading or building permit application or redevelopment of this property.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #207 (1978-1979)  
Property Owner: Sol M. Reicher  
Page 2  
May 23, 1979

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 8-inch water main in Green Pasture Drive, and 12 and 20-inch public water mains and 8-inch public sanitary sewerage in Joppa Road. Fire hydrants are in excess of 300 feet from this site.

Very truly yours,

ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Tremmer  
J. Wimbley  
J. Somers  
W. Munchel  
R. Covahey

N-W Key Sheet  
37 NE 9 & 13 Pos. Sheets  
NE 10 C Topo  
70 Tax Map

Baltimore County  
Office of Planning and Zoning  
TOWSON, MARYLAND 21204  
(301) 494-3211

LESUEH GRAEF  
DIRECTOR

June 25, 1979

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #207, Zoning Advisory Committee Meeting, April 10, 1979, are as follows:

Property Owner: Sol M. Reicher  
Location: NW/C Joppa Road and Greenpasture Road  
Existing Zoning: B.R.-C.N.S.  
Proposed Zoning: Variance to permit a rear setback of 4' in lieu of the required 30'.  
Acres: 0.566  
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley  
Planner III  
Current Planning and Development

Baltimore County  
Department of Traffic Engineering  
TOWSON, MARYLAND 21204  
(301) 494-3550

STEPHEN E. COLLINS  
DIRECTOR

May 2, 1979

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 207 - ZAC - April 10, 1979  
Property Owner: Sol M. Reicher  
Location: NW/C Joppa Road & Greenpasture Road  
Existing Zoning: B.R.-C.N.S.  
Proposed Zoning: Variance to permit a rear setback of 4' in lieu of the required 30'.

Acres: 0.566  
District: 9th

Dear Mr. DiNenna:

The requested variance to the rear setback is not expected to cause any traffic problems.

The driveway must be aligned to be directly opposite Pleasant Plans Road.

Very truly yours,

Michael S. Flanigan  
Engineer Associate II

MSF/hmd

JAN 22 1980





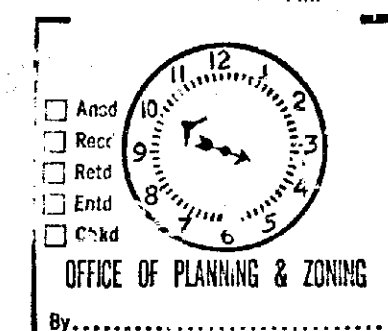


PREPARED BY:  
HUBBARD ASSOC. INC.  
101 SHELL BUILDING  
200 E. JOPPA ROAD  
TOWSON, MARYLAND 21204  
301-826-3000

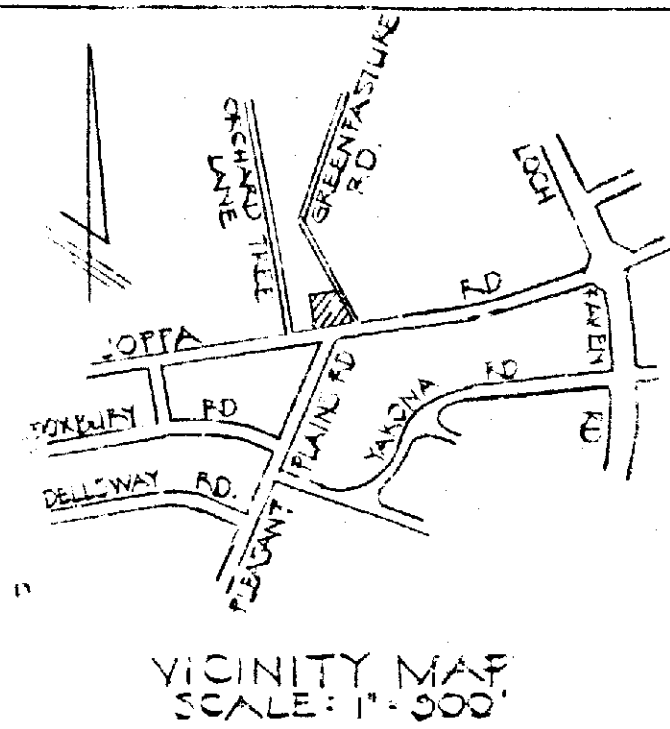
(EXIST  
PARKING)

GREENPASTURE ROAD

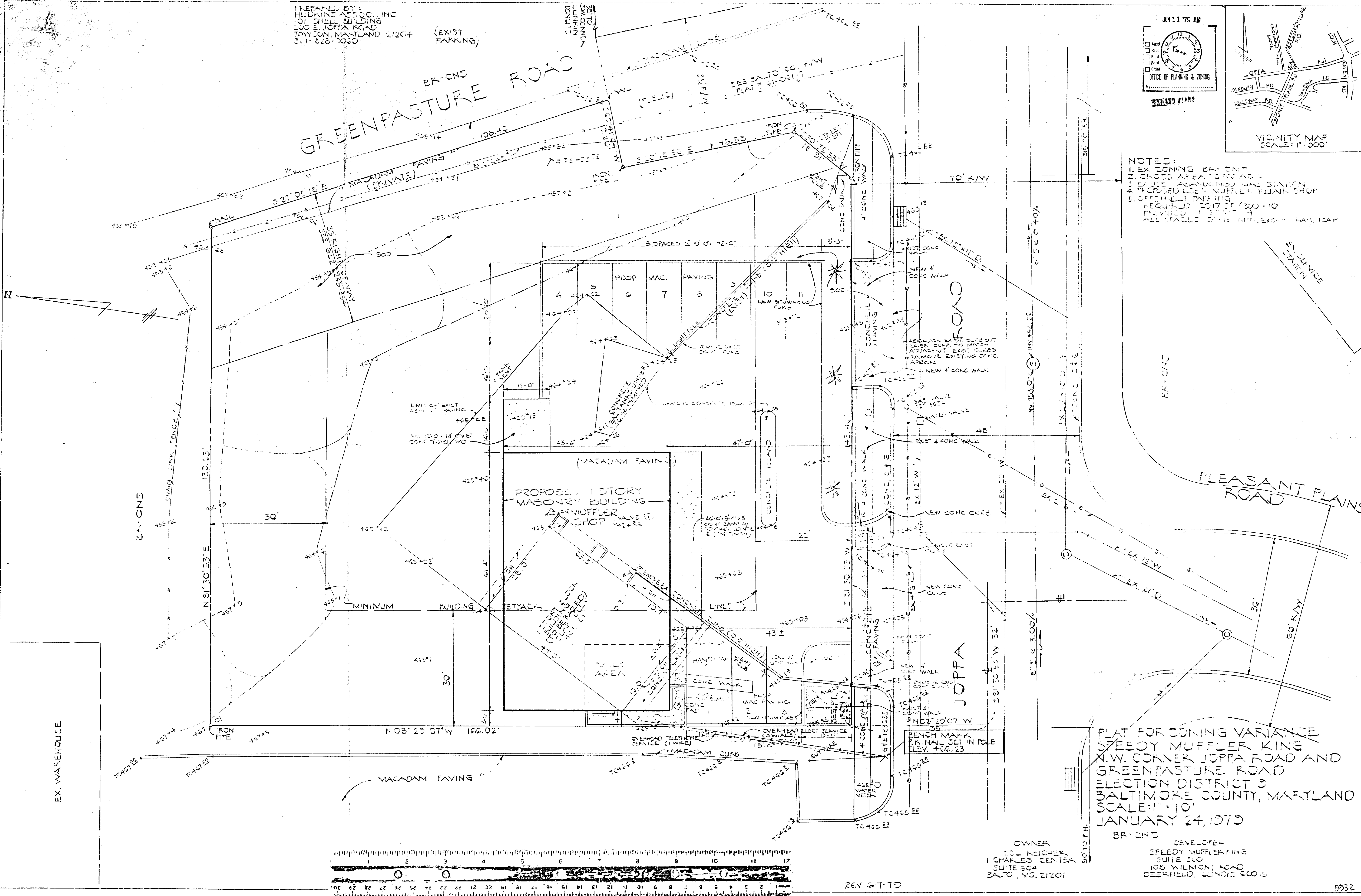
JUN 11 79 AM



OFFICE OF PLANNING & ZONING  
REVIEW PLANS



- NOTES:
1. EX ZONING BR-CND
  2. PHOTO AREA TO BE ADJ 1
  3. EXIST. ALANDMENT JAIL STATION
  4. PROPOSED USE - MUFFLER PLANK SHOP
  5. OFFICIAL PLANNING REQUIRED 2017 21/300-110 PROVIDED 11-27-78-4 ALL STALLS 21/12 MIN EXCEPT HANDICAP



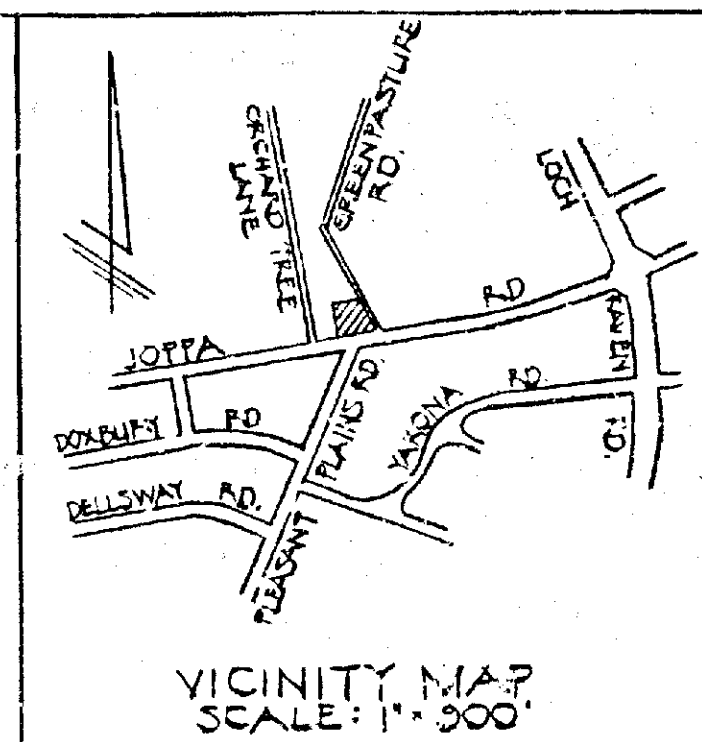
PLAT FOR ZONING VARIANCE  
SPEEDY MUFFLER KING  
N.W. CORNER JOPPA ROAD AND  
GREENPASTURE ROAD  
ELECTION DISTRICT 3  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1" = 10'  
JANUARY 24, 1979

OWNER  
J. REICHER  
1 CHARLES CENTER  
SUITE 304  
BALTO, MD. 21201

DEVELOPER  
SPEEDY MUFFLER KING  
SUITE 300  
106 WILMONT ROAD  
DEERFIELD, ILLINOIS 60015

REV. 6-7-79

(EXIST  
PARKING)

[illegible]

NOTES:

1. EX ZONING BR- C-NS
2. GROSS AREA = 0.666 AC
3. EX USE - ABANDONED GAS STATION
4. PROPOSED USE - MUFFLER & REPAIR SHOP
5. OFF-STREET PARKING  
REQUIRED =  $2017 \text{ SF} / 300 = 10$   
PROVIDED =  $16 + 4 \text{ BAYS} = 20$   
ALL SPACES 9' x 18' MIN.

EX. SERVICE  
STATION

BR - CNY5

PLEASANT PLAINS  
ROAD

PLAT FOR ZONING VARIANCE  
SPEEDY MUFFLER KING  
N.W. CORNER JOPPA ROAD AND  
GREENPASTUKE ROAD  
ELECTION DISTRICT 3  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1" = 10'  
JANUARY 24, 1979

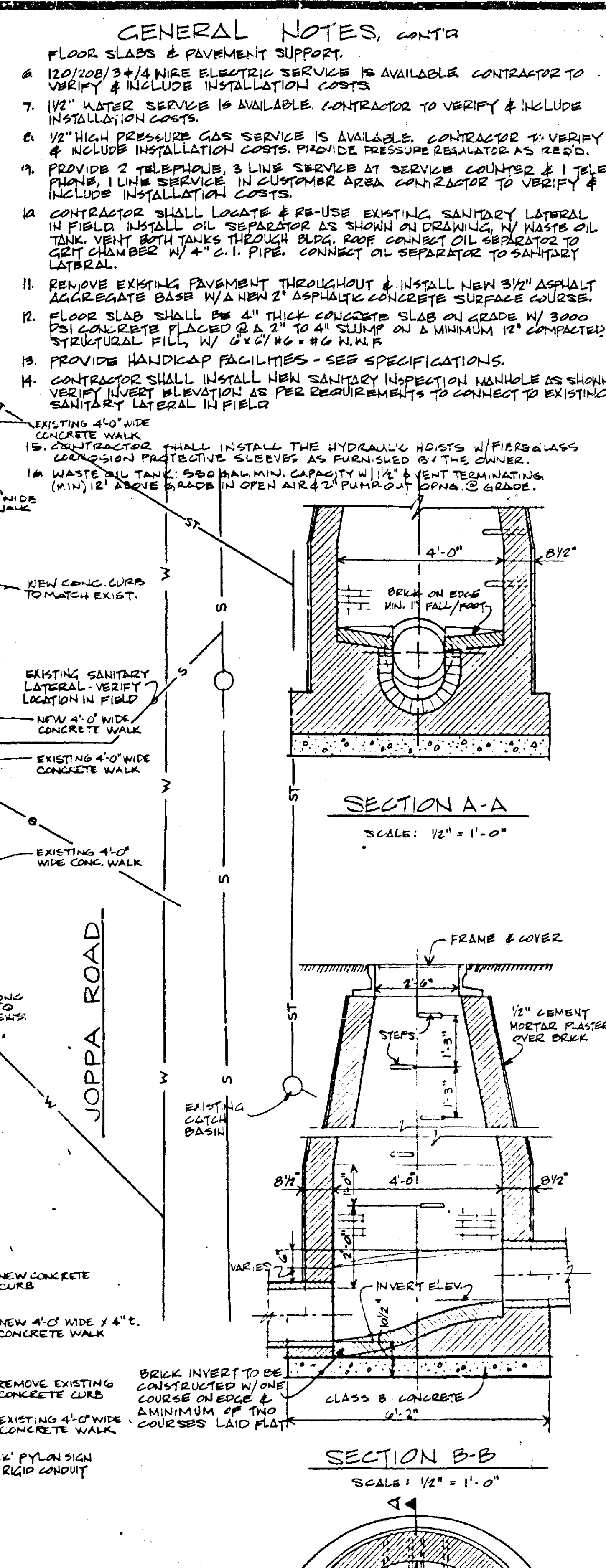
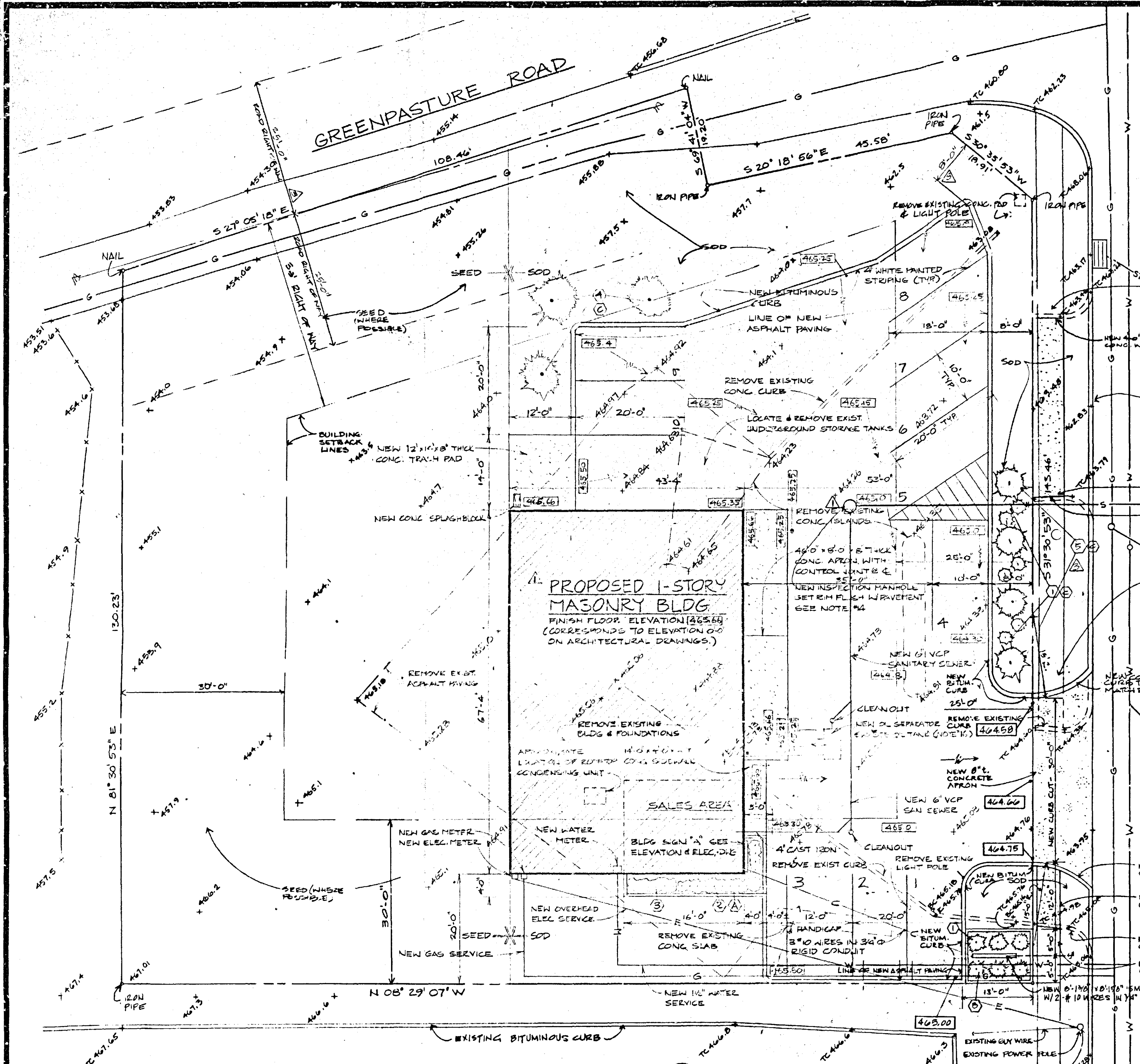
OWNER  
SOL REICHER  
1 CHARLES CENTER  
SUITE 504  
BALTO., MD. 21201

DEVELOPER  
SPEEDY MUFFLER KING  
SUITE 300  
108 WILMONT ROAD  
DEERFIELD, ILLINOIS 60015

WAP: 36  
NET: 2  
REGION: 9  
F: 4-379  
TEL: ✓  
S: ✓  
FI: ✓  
FINAL: 14/37  
BY: MT

5032





INDEX	
SP1	SITE PLAN
SP2	FOUNDATION PLAN & DETAILS
A1-L	FLOOR AND REFLECTED CEILING PLAN
A2	DOOR SCHEDULE AND DETAILS
A3-L	ELEVATIONS
A4	WALL SECTIONS AND DETAILS
A5-L	ROOM FINISH SCHEDULE AND DETAILS
A6	DETAILS
SI-L	ROOF FRAMING PLAN
S2-L	FOUNDATION PLAN
S3	FRAMING AND FOUNDATION SCHEDULE
MP1-L	PLUMBING PLAN
MP2-L	PLUMBING DETAILS
M1-L	MECHANICAL PLAN
M2	SCHEDULES AND DETAILS
E1-L	LIGHTING PLAN
E2-L	POWER PLAN
SYMBOLS	
CONCRETE	CONDUIT
NEW PAVING	CS - COMBINATION SEWER
LANDSCAPING	D - DRAIN TILE
CATCH BASIN	E - ELECTRICAL SERVICE
FIRE HYDRANT	F - FENCE
LIGHT STANDARD	G - GAS
MANHOLE	EXISTING CONTOURS
METER	NEW CONTOURS
1234 EXISTING GRADE	S - SANITARY SEWER
1234 NEW GRADE	ST - STORM SEWER
SIGN	T - TELEPHONE
CI - CAST IRON PIPE	W - WATER
RCP - REINFORCED CONC. PIPE	TC - TOP OF CONCRETE
VT - VITRIFIED CLAY PIPE	TP - TOP OF PAVING
BC - BOTTOM OF CURB	TG - TOP OF GRADE

DESIGN INFORMATION		
FROST LINE	2'-0" BELOW FINISH GRADE	S-3
SOIL BEARING CAPACITY	1000 P.S.F.	S-3
WIND SPEED	30 M.P.H.	S-3
ROOF LIVE LOAD	30 P.S.F.	S-3
SUMMER OUTSIDE DES. TEMP.	90° F.	DB
WINTER OUTSIDE DES. TEMP.	10° F.	DB
SITE AREA	24,065 SQ. FT.	
BUILDING AREA	2917 SQ. FT.	
NUMBER OF PARKING STALLS	10 STALLS & 2 ANT. BAYS	
ALTERNATE FLOOR PLAN	A-1, E-1, M-1, MP-1	

GENERAL NOTES	
1. ZONING - "B2" BUSINESS ROADSIDE	
2. BUILDING CODE - BOCA CODE - 1970 EDITION W/ 1971 SUPPLEMENT	
3. CONTRACTOR SHALL INSTALL CONDENSING UNIT ON ROOF W/ (1) OVERSIZED 2"x6" TIMBERS @ 10' LONG, SPACING ACROSS (2) JOISTS. PROVIDE PITCH PACKETS THROUGH ROOF FOR ALL MECHANICAL CONNECTIONS AS REQUIRED.	
4. CONTRACTOR SHALL REMOVE ALL EXISTING BUILDINGS, FOUNDATIONS, CONCRETE CURBS, ISLANDS & PAVING. ALL EXISTING UNDERGROUND STORAGE TANKS & OIL SEPARATORS SHALL BE REMOVED. TAKE CARE NOT TO TRIGGER ACCIDENTAL EXPLOSIONS.	
5. ALL EXCAVATIONS SHALL BE BACKFILLED W/ A STRUCTURAL COMPACTED FILL TO NOT LESS THAN 90% OF THE MAXIMUM DRY DENSITY FOR COHESIVE & GRANULAR MATERIALS, RESPECTIVELY, AS PER ASTM D-1557. THE FILL SHALL BE PLACED IN 6" LIFTS FOR FOUNDATIONS & 10" LIFTS FOR	

SOILS ENGINEER GILES ENGINEERING ASSOC 522W22660 BROADWAY, SUITE 40 WILKESBA, WISC. 53186 (414) 844-0119	<b>SPEEDY MUFFLER KING</b> 1532 E. JOPPA RD. TOWSON, MD.	
SURVEYOR LUDKINS ASSOCIATES, INC. 101 SHELL BUILDING 200 E. JOPPA ROAD TOWSON, MD. 21204 (301) 928-9000	SHEET TITLE	
<b>SITE PLAN</b>		
BUILDING TYPE 4 - L - G - Y - H	SCALE 1" = 10'-0"	JOB NO. 1903
NO. BY DATE REVISION	DRAWN M.T.R.	DWG. NO.
1. C45 8/24/79 BLDG. LOCATION	CHECKED J.B.	
2. C45 8/20/79 SANITARY LAYOUT CHANGE	DATE 6.19.79	SP1 OF 2
3. C45 9.6.79 SANITARY LAYOUT CHANGE	ISSUED 6.22.79	

PLANTING SCHEDULE					
MARK	NAME	MIN. SIZE	MAX. SPACING	TYPE	QUANTITY
1	PIRUS MUGO NICHUS (MUGO PINE)	30" - 36"	4'-0" O.C.	BB	12
2	JUNIPERUS HORIZONTALIS PLUMOSA (ANDORRA JUNIPER)	12" - 15"	1'-6" O.C.	BB	16
3	JUNIPERUS CHINENSIS PFITZINGERIANA (PFITZER JUNIPER)	12" - 15"	1'-6" O.C.	BB	10
4	PIRUS STRIOSA (WHITE PINE)	4' - 6'	AS SHOWN	BB	3
5	THORNLESS HONEY LOCUST	4' - 6'	AS SHOWN	BB	4

PLANTING SCHEDULE CONT'D	
MARK	DESCRIPTION
A	PLANTER TO CONSIST OF 2" DEEP CALIFORNIA BARK W/ 4 MIL BLACK PLASTIC BARRIER (PERFORATED FOR DRAINAGE) & 6" x 6" MIN. RAILROAD TIES 8'-0" LONG W/ 3 PINS PER TIE (TOP NAIL BUTTED ENDS ALONG INSIDE EDGE).
B	PLANTER TO CONSIST OF 2" DEEP CALIFORNIA BARK W/ 4 MIL BLACK PLASTIC BARRIER (PERFORATED FOR DRAINAGE) & 6" x 6" MIN. RAILROAD TIES 8'-0" LONG & 2 TIERS HIGH W/ 3 PINS PER TIE (TOP NAIL BUTTED ENDS ALONG INSIDE EDGE).
C	SAME BASE AS ABOVE W/ 4'-0" DIAMETER TREE WELL W/ POLY VINYL EDGING.

**NOTE: A**  
NO OUTSIDE STORAGE OF DAMAGED OR DISABLED MOTOR VEHICLES.

**NOTE: B**  
BENCH MARK. HGT. ABOVE OUTGOING PIPE. INVERT TO BE EQUAL TO DIAMETER OF OUTGOING PIPE.

**NOTE: C**  
ARCHITECTURAL REGISTRATION BOARD  
6010-R  
J. 9/6/79